

Capitol Planning Commission

Meeting Minutes

April 15, 2009

9:00 am – 12:00 Noon
IWD Bldg/1000 E. Grand – Capitol View Conference Room
Des Moines, Iowa 50319

Capitol Planning Members Present

Cathy Brown, Vice Chair	Molly Clause
Scott Brown	Elizabeth Isaacson
Ray Walton, Secretary	Carl Voss
Scott Brown	

Capitol Planning Members Absent

Brice Oakley, Chair
Senator Matt McCoy
Senator Ron Wieck
Rep. Ralph Watts
Rep. Ako Abdul-Samad

Dept. of Administrative Services (DAS) Staff Present for all or a portion of the meeting

Ray Walton – DAS, Director
Patricia Lantz—DAS, General Services Enterprise Interim COO
Dean Ibsen—DAS, General Services Enterprise, Vertical Infrastructure Program
Nancy Williams—DAS, General Services Enterprise
Christine Suckow – DAS, General Services Enterprise, Vertical Infrastructure Program
Tera Granger - DAS, Marketing
Jennifer Mohlmann, DAS, General Services Enterprise

Others Present for All or Portions of the Meeting

Mark Willemssen, Legislature
Eddie Sauls—Iowa Workforce Development
Rev. Chet Guinn—Peace Foundation Committee
Bill Dikis—Architecture Strategies
Scotney Fenton, RDG Planning & Design
Scott Allen, RDG Planning & Design
Christina Spalding, RDG Planning & Design
Jeffrey Morgan – Jeffrey Morgan Architecture Studio
Matt Carlisle – Confluence
Brian Clark - Confluence
Don Miles – Zimmer-Gunsul-Frasca Architects
Criss Fournier – Zimmer-Gunsul-Frasca Architects
Paddy Tillett – Zimmer-Gunsul-Frasca Architects
Ross Tilghman – Tilghman Group Transportation Planning
Erin Mullenix, HSEMD

Rod Kruse, BNIM
Rox Laird, Des Moines Register
M. J. Dolan, IACCT

Summary of Proceedings

Call to Order and Introductions

The meeting was called to order at 9:00 a.m.

Meeting Overview and Approval of Agenda – Action Item

Agenda approved as presented.

MOTION: Carl Voss moved to approve the agenda as presented. Elizabeth Isaacson seconded the motion. Without objection to a non-roll call vote the motion passed by a voice vote.

Request for Comments during the Meeting

Vice Chair Brown outlined the procedures for receiving questions and comments during the meeting and for voting.

Approval of Minutes from January 14, 2009

Minutes approved as presented.

MOTION: Carl Voss moved to approve the minutes. Molly Clause seconded the motion. Without objection to a non-roll call vote the motion passed by a voice vote.

Capitol Complex Monuments

Staff Reports/Project Updates

IUB/OCA Building Update

IACCT Building Update

Mercy Capitol Acquisition Update

Miscellaneous Project Updates

Parking Lot Improvements

Capitol Building

Master Plan Update

Matt Carlile provided a status report on this project.

Legislative Update

Mark Johnson provided an overview of legislative issues.

Other Business

Future Agenda Items

Adjourn

Minutes of Proceedings

Call to Order and Introductions

The meeting was called to order at 9:00 a.m.

The meeting was called to order by Vice Chair Cathy Brown at 9:00 a.m., followed by roll call by Nancy Williams and introductions. Mr. Ibsen advised he had sent a note to the Legislative members reminding them of this meeting understanding they may not be able to attend and offering to meet with them individually to give them an orientation on what the Commission does.

Meeting Overview and Approval of Agenda – Action Item

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Capitol Complex Monuments

Shattering Silence Update

Dean Ibsen advised work has begun on the Shattering Silence monument, if you drive by the Judicial Building, you will see a gravel road going up the side of the hill for equipment access. It has been determined they need to do some deep footings which will take them extra time. Tony Schmitz is the DAS Project Manager. July 2, 2009 is the designated time for the dedication, we will see how that schedule works. Tera Granger, DAS-Marketing is working with a committee to put together a dedication ceremony. Director Walton advised if anyone has suggestions for a speaker for the dedication, please send an e-mail to him or to Tera Granger noting there have been initial contacts but they have not come up with an appropriate speaker noting this is a very significant monument.

Voyage Exhibition Update

Dean Ibsen stated Confluence is working with DAS and Dr. Jeff Goldstein to determine the exact location of all of the stanchions noting the project is moving ahead. The location starts on the north side of the West Capitol Terrace, comes up the hill and goes along East Grand Avenue with Pluto on the East side and the Sun on the West side. Matt Carlile stated they are getting the exact dimensions down and are moving forward with this project. Mr. Ibsen advised there is

some very close coordination work that needs to be done between DAS, Confluence and the fabricators since each stanchion is going to have a map showing all of the planets, the orientation of those is important. It is fabricated on a panel with porcelain; the fabrication process is about fourteen weeks. Before fabrication you have to precisely have the exact locations of the stanchions identified. We hope the Exhibition will be installed sometime later this fall. Mr. Ibsen stated RDG has been doing some site work on some upcoming projects for some retaining walls, etc.; we have been doing some coordination work with them as well. Carl Voss asked if there is a tentative date that can be given to schools planning field trips. Matt Carlile has advised the Des Moines School District Science teachers of the progress of this exhibition.

Staff Reports/Project Updates

IUB/OCA Building Update

Rod Kruse, BNIM, spoke to the group regarding this building. The building is still just short of 45,000 square feet, the construction budget is ten million nine-thirty dollars and our 95% document estimate showed we are within budget, we actually have a little bit of contingency money for any unexpected hiccups in bidding, etc. The market is still really good and competitive, our bids also reflect minimal escalation so we are trying to be more real with our numbers, we are hoping for a good competition and great numbers. Documents are to be released April 24, 2009, bids are now scheduled to be received on June 4, and after contracts are signed we should start some work on the site which would be within 60 days or so. Completion is scheduled for the Fall of 2010. At this time we are registered for LEED Platinum, we currently have 54 targeted points; however 52 is the threshold. Alternates we are bidding on the project, 1) Operable windows, 2) some renewables including photo-voltaics (solar panels) for potentially up to 2.5%, 7.5% or 12.5% of the energy consumption of the building at its reduced rates. If we would get those points we could get another potential four LEED points which would put us well into the platinum. The target of this building has always been energy, not necessarily LEED. LEED Platinum is a plus. We are getting all of the ten energy points. This means the building is about 62% less energy than Iowa Energy Code would require us to build and [dmi1] should result in approximately \$36,000 in annual savings at today's utilities costs. This is also dependent on how the building is operated, the whole energy model is based on hours of operation, number of people, but this building is tuned to the point where the amount of things we plug into the outlets and the number of people in the building basically affect how it performs. The south and north sides of the building still have over 40% glass, it is a fine tune balance between the glass to capture day lighting which is a major part of our energy strategies and then a tight envelope that make it work. We have a geo-thermal well field; we have run into a couple challenges on the site. The test borings for the geo-thermal wells normally go 200' to 250' deep and at about 90' we hit about 10' of coal. After research we found out there were coal mines that started in that valley and went back through. We are bidding two alternatives for the geo-thermal, 1) many more shallow wells at around 90', 2) a horizontal field that starts on the ridge on the south of the site, goes under the proposed parking lot and into the east edge of the existing parking lot # 3. Mr. Kruse stated the geo-thermal is critical, it accounts for almost 50% of our savings. Mr. Ibsen advised the State currently has two buildings with geo-thermal, one at the Juvenile Home in Toledo (has ten sections of vertical well fields with about 300 wells) and a horizontal field at the Mason City new State Patrol Post, both of these became operational within the last few months. Molly Clause asked how soon after the building is open do we see the energy savings. Mr. Kruse advised the impact is immediate, but you have to "tune it" a little bit

over a period of time. Mr. Ibsen advised there will be a kiosk of some kind (similar to the kiosk at the Capitol now showing the Complex energy), that talks about the energy savings. Mr. Ibsen advised the savings will be theoretical since it is a new building noting at the Iowa Juvenile Home we replaced boilers with the geo-thermal well field, so we have historical data on the utility cost for the entire campus and now that the well field has been operational through the winter we have actual numbers documenting a considerable amount of savings. With this new building we have theoretical estimates that the White Group has put together with the design group and Mid-American Energy to set the base line, this is where you would be in terms of utility costs in consumption if you had built this as a typical building, this is where we expect you to be given all the features that have been incorporated which is about a 60% savings. Mr. Ibsen noted we have a Commissioning Agent working on the process to make sure the systems are performing the way they are supposed to be performing, this will take place through construction and post-construction through multiple seasons of operation during the first year the building is open.

The Office of Energy Independence is looking at stimulus money which may be available; they specifically requested that we put together a grant request for the Photo-Voltaic Panels on the roof and for the wind turbine. Jennifer Moehlmann with DAS/GSE works with energy issues, she and Ken Thornton have looked at wind turbines noting the large scale wind turbine is off the table at this point; however, we will be looking in more detail at the small scale turbine.

Mr. Kruse advised the artist is now gearing up aggressively, noting it will be an “outdoor piece” with a relatively modest budget so they have been wrestling with how to do something that is representative of the mission of this building while making it work as an art piece. It won’t be long before they will be sharing some things with you as well.

Molly Clause asked about the work environment for employees in the building. Mr. Kruse stated “it is going to be great”, no one sits far from an outside window, we capture day light down to three or four feet off the ground without creating glare situations, it is very open, it will be an incredibly positive place to work.

Director Walton asked if a computer server room was still in the plan for the building. Mr. Ibsen stated it is still in there and for discussion. Mr. Kruse advised the space is committed to a computer server room at this time.

Mr. Ibsen noted for the Marshalltown Veterans Home we printed 180 sets of plans and books for the bidding process at a cost of about \$75,000. The owner typically pays this cost with the general contractor getting two sets. For this project, we are printing one set for each contractor and making the plans available electronically. With security they can actually go on line for review or they can go to a plan shop for them. Theoretically the way of the future will be that they do all of their “take-offs” on line in terms of the bidding process. In the future, the electronic bidding is going to be the way to go.

IACCT Building Update

M.J. Dolan noted they are close to getting the roof on the building; the massive retaining walls will be completed in mid-May. We are planning to move in early to mid-August, 2009.

Mercy Capitol Acquisition Update

Patricia Lantz advised that the contract provides for closing and possession in December, 2009. Ms. Lantz is working with Mercy to go over the transition plans. The contract allows for us to go through looking at equipment we may or may not want. We are undertaking a comprehensive look at all of the leases we have for space off complex to see if any of the agencies would want the space for either office space or storage so we can occupy Mercy as quickly as possible. Molly Clause stated she was interested in the rental and trying to understand the scope of the challenge and looks forward to having this as a future agenda item. Ms. Lantz advised the building is 283,000 square feet, some of that is not suitable for office space. Director Walton stated we have a fair amount of storage demand, the Cultural Affairs storage on Morgan Street is about 20,000 square feet, there is a tremendous volume of records there, if we could move that we could cut our costs by two-thirds or more.

Miscellaneous Project Updates

Parking Lot Improvements

Lot #16 east side has had hydro-seeding. The second phase of that work will start later in April depending on weather, this will then finalize paving of the west side of the lot. Along with that will be plantings on the south side. It has been a learning process for our maintenance staff because the pervious pavement on the south side needs to be handled differently than the rest of the lot and the other lots on complex in terms of snow and ice removal. We are not supposed to be using sand and not supposed to use salt the first year. Mr. Ibsen added the IUB/OCA Building will have some pervious paving as well. Overall, it is a success and we are anxious to see it finished. Carl Voss asked about bicycle parking as part of Lot #16. Director Walton stated there will be 16 or 18 open bike parking spaces in this lot.

Capitol Building

Mr. Ibsen stated the current phase has pretty much been wrapped up. The East side of the Capitol has some great improvements in the parking lot and the entrances to the building. We have been working on some site work; however, this has been put on hold at this time. The focus of the next phase will be interior with primarily health, life, safety improvements, security for door controls, HVAC improvements, etc. As with a number of projects, we are waiting for the money, we had \$6.9 million appropriated to us last year funded through tobacco securitization fund bonds; we are waiting for the money. The next phase, we still need to replace the south elevator; we still intend to close off the opening in the rotunda with a glass block type floor. Again, this is dependent upon funding. Bill Dikis commented on how dangerous he thinks the handrail around the rotunda is, it is only about 34" – 35" high, it really needs to be improved as soon as possible since in crowded situations somebody "could be elbowed" and go right over the top of the railing. Mr. Dikis noted both railings (1st & 2nd floors) are of similar height.

Master Plan Update

Matt Carlile provided a status report on this project.

Matt Carlile with Confluence is the local contact and project manager. Mr. Carlile advised there is a series of meetings set up, meetings with the East Village residents and East Capitol residents.

A lot of what we will be doing is sharing of ideas, observations, etc. We are looking at the importance of preserving the grounds of the Capitol Complex and certainly opportunities to make that more sustainable, to make it more enjoyable and to use the grounds in such a way to beautify the workplace. With the 2000 plan, one of the most important aspects is the idea of expanding the gardens, the West Capitol Terrace is part of that but we are also looking at potential for creative landscapes and the potential to expand the gardens to the north.

Power Point presentation included:

Objects and Goals – 1) 7-10 year vision, 2) Guide to Capitol Planning Commission and DAS, 3) Engage stakeholders, 4) Create a world class site.

Task 1 – Establish Plan Parameters

Task 2 – Principal Influences – Masqueray Plan. Building upon organizational geometry of the 1913 Capitol Extension Plan by E. L. Masqueray. 2000 plan – 1) Capitol Malls, 2) Extending the Capitol Grounds, 3) Locust Landscape, 4) West Capitol Terrace, 5) Moving toward Sustainability, 6) Energy & Carbon Output, 7) Distinct Energy Considerations, 8) Energy Efficient and Building Orientation, 9) Sustainable Building Strategies, 10) Green Building Standard – LEED, 11) Logical Development Patterns, 12) Alternatives to Driving, 13) Taking Care of Pedestrians, 14) Sustainable Landscapes – Parking Lot Bioswales, 15) Reduce or Eliminate Storm Water Runoff, 16) Mercy Capitol (Iowa Green Center, Storage, Agency Swing Space, Meeting Facilities, etc.)

Task 3 – Capitol Complex Analysis – 2000 Master Plan Concepts – 1) Improving Grand Avenue Crossing, 2) Re-Bridge Court Avenue, 3) Tunnel system, 4) Bicycle Routes, 5) Transit, 6) Established View Corridors, 7) East Gardens, 8) Grand Avenue – Campus Boulevard, 9) North Gardens – New View Axis and Capitol Building Grouping – View from Freeway and Capitol Park, 10) Symmetrical to Capitol, 11) Carriage House, 12) Street Grid, 13) Town Planning/North of Grand, 14) Campus Planning/South of Grand, 15) Campus Planning Extension North of Grand, 16) Campus Planning Loop North of Grand, 17) Terminated North Capitol View Axis, 18) DNR/Agriculture – frontage North Garden, 19) With mirror of Lucas Building on Grand, 20) without mirror of Lucas Building on Grand, 21) Circulation – loop concept.

Mr. Tillett stated one of the things that always grabs us coming into Des Moines is the amazing views of the Capitol from various parts of the City. It is a real orientating location to where you are. It seems important that we should keep those long shot views as clear and open as we can. The axial views are of particular importance, when you have that it is really a very powerful thing and should be preserved.

Discussion about Grand Avenue - a recommendation in the Master Plan of 2000 was to eliminate one lane each way, we still think is a good solution; this will reduce the scale of the street and certainly make it friendlier for bicycle circulation, for transit situation and help beautify the area. It also provides for a safer crossing. Grand Avenue is a long straight street, it is very wide and it invites passing through as fast as possible. Since we have space north of Grand, we have to think about ways to connect that more effectively to the Capitol Complex. It was noted this has been

done in other areas with this level of traffic with success. Vice Chair Brown stated it would be great to discuss with City staff.

Discussion about the three locations, North of Grand Avenue, The Capitol Gardens and South of Grand Avenue parking and future needs ensued. The vast proportion happens North of Grand Avenue, it is a real efficient place to locate parking.

Buildings and parking would really shift north of Grand Avenue; we would actually take the parking out the central area and support the needs of the buildings south of Walnut Street or north of Grand Avenue. This is predicated on the idea that the City would support the Tram in the area. What we are trying to determine is how many people actually do work on the Capitol Campus now and how many are taking advantage of the bus service the state is offering. How has the shift changed from what was needed a few years back, going forward with more aggressive management and high gas prices, people will look at alternatives to get to campus, in fact you can build slightly less parking going forward. If over time you achieve even a 5% or 10% reduction, it would be a massive cost savings.

The 2000 plan looked at neighborhoods, the walking distances are very critical to us as well as bicycle distances. Carl Voss stated the plans look encouraging noting it is great that you are involving the three neighborhoods. Are you aware of the abandoned railway on the south side of the campus from basically the Union railway bridge east behind the Judicial building? Did that area get any attention on the Master Plan. Matt Carlile stated there were preliminary discussions when the IUB/OCA Building was being discussed. It fell off the radar screen for various reasons but perhaps in terms of the Master Plan that would be a potential idea. Carl advised at one time some of the East side Chamber members were looking at that area for a green line, it was for a trail, walking and multi-use space.

Elizabeth Isaacson asked if there would be any underground parking. It was noted underground is cost-prohibitive but has not been ruled out. Ms. Isaacson noted that the Texas Capitol has four levels, the two lowest levels are parking and the other two are offices, it is beautiful. Matt Carlile advised the Kansas State Capitol has something similar. Underground parking was in the 2000 plan. Scott Brown stated we should leave that possibility open; however it's never going to happen until the culture is such that the Legislature feels comfortable spending great quantities of money for their own benefit, every 50 years, there may be a five year period where that could happen. Our job is to create the vision of the perfect model and that is also our problem so I think we should continue to hold that hope out as an alternative, it may not happen for 50 or 100 years if ever, but we should continue to discuss it.

Molly Clause stated she has always liked protecting the views and always looking out for the axis. This discussion will be a future agenda item.

Vice Chair Brown advised different terminology conveys different things to everyone, I have a caution about giving garden a terminology because it implies higher maintenance. When you are talking about these expanded areas as gardens, this may raise some sensitivity for the value of green spaces. Scott Brown stated he could argue the other way around, preserving space in some sort of formal way as opposed to just a green space, which is space that hasn't been developed yet, and to really convey what we are trying to do here, the garden is a stronger word and gets a

better sense of what we are trying to do. I didn't have the connotation that it meant more money. Matt Carlile stated he met with the Judicial staff, they use the term "garden", in reclaiming Court Avenue and bringing back the south gardens was one of the things on their priority list, giving them back their connection to the Capitol and the bridge. Dean Ibsen/Matt Carlile stated there is a website and this information can be posted there. Mr. Carlile stated they are working on a marketing plan to get the information to most of the employees to keep generating this feedback.

Vice Chair Brown asked for a presentation on what the current State land ownership is on Complex, including the acquisition of the Mercy Capitol area.

Scott Brown stated this was a seven to ten year vision and I can see us coming back and revisiting this in seven to ten years; however, this is also a 100 year vision.

Legislative Update

Mark Johnson provided an overview of legislative issues.

Mark Johnson advised there is not a lot to share at this point in terms of infrastructure issues, there is a shell bill in the House side with one paragraph that says they will appropriate money from RIIF, from the Technology Reinvestment Fund and from the Environmental fund and that is the end of the bill. Legislators are trying to work out what the contents of that bill will be and at some point we will see an amendment related to the money. Part of that involves whatever bonding they may agree to do and there is not a lot of RIIF money available so a lot of the spending that will occur is in that bill. They are working on that as well as trying to wrap up the rest of the appropriations process. There was a bonding bill which was passed by the Senate earlier this year, it had about \$175 million dollars in it. It funded the projects that were funded last year for this fiscal year out of the tobacco fund proceeds, those bonds were never issued because of the way the market was reacting the end of last year so this year they did pass another bond to fund those projects that were funded last year. That has not moved all the way through the process yet. Dean Ibsen pointed out that as far as we know, there is no new money for the work that we do for infrastructure, including no new routine maintenance money. The only money you see, as Mark Johnson says, is money appropriated last year and never released. The money we had for the new office building is gone. Mr. Johnson advised there is a \$5 million dollar recommendation for the new office building in the Governor's recommendation that is associated with the bonding that is to be used simply for planning purposes. We have also identified some funding, if it is made available, that we could use for the Wallace Building. Mr. Ibsen stated with the Wallace Building we are expecting to continue to use the building for longer than we had planned.

Other Business

None

Future Agenda Items

1) Shattering Silence, 2) Update on the Voyage Project, 3) IUB/OCA Building Update, 4) Master Plan, 5) Capitol space analysis with a link to what kind of leases are likely to move to the campus.

Members requested the July meeting be held in the Wallace Building.

Adjourn

Meeting adjourned at 11:30 a.m.

Respectfully submitted,

Nancy Williams